

**Community Preservation Act Committee (CPAC) Meeting  
Minutes Tuesday, October 9, 2007**

**CALL TO ORDER:** The meeting was called to order by Peter Jessop at 7:07 p.m. in the Town Room of Town Hall

**COMMITTEE MEMBERS IN ATTENDANCE:** Denise Barberet, Louis Greenbaum, Peter Jessop, Vladimir Morales, Vince O'Connor, Nicki Robb, Mary Streeter, Stan Ziomek

**COMMITTEE MEMBERS ABSENT:** Kimberley Broderick

**STAFF / OTHERS IN ATTENDANCE:**

Sonia Aldrich, Comptroller, David Ziomek, Conservation and Planning Director, Larry Shaffer, Town Manager, Jonathan Tucker, Planning Director, Linda Chalfant, LSSE  
Hwei-Ling Greeney, Rob Kusner, Select Board, Jim Wald, Historical Commission Chair, Diana & Otto Stein, Alan Powell, Town Meeting members

**AGENDA**

- Hear recommendation for Historic Preservation Committee on Town Hall Restoration project
- Update on Haskins View Development from David Ziomek
- Discuss the above and vote
- Vote minutes from the September 25<sup>th</sup> meeting if available.
- Financial update
- Review Call for Proposal Letter

**DISCUSSION:**

**Financial update** (7:10-7:35pm - see 3-page packet "Financial Status for CPAC Funds")

Sonia Aldrich explained financial figures and charts and answered questions. Open Space set aside is to be used for Open Space in the future. The other set aside can be used for any of the parts of CPA. Sonia estimated a FY08 Year End balance of -\$17,712 if both Town Hall and Cushman projects are voted. So far we get 100% match. 80% estimate for next year is a conservative estimate since we cannot be certain we'll get 100% match since more cities and towns are adopting CPA and we have to share the pool of money. Due to reduced property sales, there may be a diminished amount going into the state CPA fund. We should receive the additional matching money from the 1/2% increase in the surcharge in the Spring 2008. She estimated \$438,106 is available for new FY09 Appropriations.

**Town Hall Restoration project** (7:35-8:48pm - see packet "CPAC Meeting Materials October 9, 2007")

Peter familiarized us with a packet of documents "CPAC Meeting Materials October 9, 2007" lettered A-J. The Historical Commission's vote to request funding for the Town Hall restoration was 4-1-1 to ask for \$100,000 now and \$41,000/yr for 10 years. Louis Greenbaum informed us about the Historical Commission's meeting of 10/4/07. He stressed the importance of preserving Town Hall and discussed the responsibilities of the Historical Commission. Town Manager Larry Shaffer and Jonathan Tucker answered questions. Vladimir and Vince requested additional information to be provided by the Town Manager. Vince suggested that the \$100,000 for the clock and south stairs might also be borrowed. Mary stated that Town Hall will be preserved no matter what CPAC decides. She expressed concern about the legality of CPA funds being used for this project which already had funds appropriated by the 2007 Annual Town Meeting (but not yet borrowed). Larry offered to bring the Town attorney to our next meeting. Peter summed up the 3 concerns that need to be addressed:

1. the supplanting issue,
2. Architectural concerns - we need more clear information about the clock tower and stairs,
3. the points on the second page of the proposals letter need to be addressed by the Historical

Commission and staff.

It was noted that the Town Hall project has come in under budget so far.

**Cushman Brook Wildlife Corridor** (formerly referred to as Haskins View) (8:48-9:03pm - see 6-page packet)

Dave Ziomek said he has not yet heard whether the Town has received the self-help grant from the state that will provide a 70-30% match for this project which will become a moot point if we don't get the grant. If this project is not approved it could become a 13 lot "anr" approval not required subdivision. Dave discussed the site on a map of "Protected Land" and passed around photos of the area. He is asking for \$123,000 from CPA funds. This would be a Town Meeting article and if we don't get the grant it would simply be dismissed. Nicki stated that the Conservation Commission feels strongly that this is an important addition to the whole wildlife corridor. The committee agreed by consensus that there should be an article put on the warrant.

**Letter "Call for Proposals Qualifying for CPA Funding"** (9:04pm - see G in packet)

Mary suggested adding Hitchcock Center to the list. Denise suggested the words "was" and "which" in line 1 be deleted. Vince made a motion, seconded by Nicki, that we accept the call for proposals letter as amended and send it out.

**Vote 6-0-0** to approve; (Stan & Denise are not yet approved by Select Board, Kimberley absent)

**Joining Community Preservation Coalition** (see C & D in packet)

Peter suggested that we join the Community Preservation Coalition and that the \$750 could come out of our administrative expenses already voted by Town Meeting. Vince noted that Amherst CPAC has only used .1% on administrative costs which is one of the lowest amounts in the country. Mary made a motion seconded by Nicki that we spend \$750 of administrative funds for membership in the Community Preservation Coalition.

**Vote 6-0-0** to approve; (Stan & Denise are not yet approved by Select Board, Kimberley absent)

**Committee Meeting Dates**

Next Meetings - Town Room, second floor 7:00 PM

Tuesday, October 16, 2007

Tuesday, November 13, 2007

Tuesday, January 22, 2008

Tuesday, February 26, 2008

**FOLLOW UP:**

Larry Shaffer will provide further information and bring the attorney to the next meeting.

**Documents distributed:**

- 3-page packet "Financial Status for CPAC Funds" distributed by Sonia Aldrich
- packet of documents "CPAC Meeting Materials October 9, 2007" lettered A-J
- A. Email from ED at Community Preservation Coalition re: Historic rehab.
- B. Allowable Spending purposed chart from Community Preservation Coalition
- C. Email from ED at Community Preservation Coalition re: Coalition Membership
- D. Dues notices for 2007
- E. Minutes of September 25, 2007 CPAC meeting
- F. Allocations of CPA funds since 2002
- G. Revised letter to go to Boards and Commissions
- H. Email from Town Hall Architect
- I. Response from Jonathan Tucker (Staff) to Gerry Weiss (SB)
- J. Minority Report from Historical Committee meeting last week by Lyle Denit
- 6-page packet of documents relating to the Cushman Brook Wildlife Corridor distributed by Dave Ziomek
- Letter 7/24/07 from Nicki Robb to Jennifer Soper
- Letter 7/27/07 from m. David Ziomek to Jennifer Soper

- Proposed Project Budget
- Project Description: A Conservation Area to Build the Cushman Brook Corridor
- Map of "Cushman Brook Corridor"
- Map of "Cushman Brook Corridor: Detailed Open Space"
- Draft Minutes CPAC Meeting March 27, 2007
- Draft Minutes CPAC Meeting April 26, 2007

**ADJOURNMENT MOTION:** by Nicki 2<sup>nd</sup> Vince  
VOTED unanimously to adjourn the meeting at 9:13pm

Respectfully Submitted by: Mary Streeter, Clerk  
Minutes Approved: 4/15/08

APPROVED